074.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,200 / 758,200
					USE VALUE:	758,200 / 758,200
					ASSESSED:	758,200 / 758,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COONEY THOMAS F & THERESE R
Owner 2:	
Owner 3:	
Street 1:	11 TWIN CIRCLE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COONEY THOMAS F & THERESE R -
Owner 2:	LIFE ESTATE -
Street 1:	11 TWIN CIRCLE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9300.000	268,900		489,300	758,200
Total Card	0.214	268,900		489,300	758,200
Total Parcel	0.214	268,900		489,300	758,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.44 | /Parcel: 392.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46854
GIS Ref:
GIS Ref:
Insp Date: 10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,900	0	9,300.	489,300	758,200	758,200	Year End Roll	12/18/2019
2019	101	FV	227,100	0	9,300.	496,300	723,400	723,400	Year End Roll	1/3/2019
2018	101	FV	227,100	0	9,300.	370,500	597,600	597,600	Year End Roll	12/20/2017
2017	101	FV	227,100	0	9,300.	335,500	562,600	562,600	Year End Roll	1/3/2017
2016	101	FV	227,100	0	9,300.	321,500	548,600	548,600	Year End	1/4/2016
2015	101	FV	227,100	0	9,300.	272,600	499,700	499,700	Year End Roll	12/11/2014
2014	101	FV	227,100	0	9,300.	258,600	485,700	485,700	Year End Roll	12/16/2013
2013	101	FV	227,100	0	9,300.	246,000	473,100	473,100		12/13/2012

!6209!

PRINT

Date	Time
12/10/20	21:00:42

LAST REV

Date	Time
10/16/18	10:02:08
apro	
6209	

USER DEFINED

Prior Id # 1:	46854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COONEY THOMAS F	71184-318	1	6/20/2018	Convenience	10	No	No		
COONEY THOMAS F	67465-527		6/21/2016	Convenience	10	No	No		
	13246-166		7/1/1977		50,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2006	1016	Wood Dec	12,769	C		G8	GR FY08	REPL 12X12 W/12X16
7/18/2006	599	Re-Roof	5,050	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	336	PATRIOT
4/8/2000	Inspected	268	PATRIOT
11/5/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9300		Sq. Ft.	Site		0	70.	0.75	5									489,298						489,300	

Total AC/HA: 0.21350 | Total SF/SM: 9300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,298 | Spl Credit | Total: 489,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02010000
Adj $ / SQ:	130.828
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330353
Depreciation:	61446
Depreciated Total:	268908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

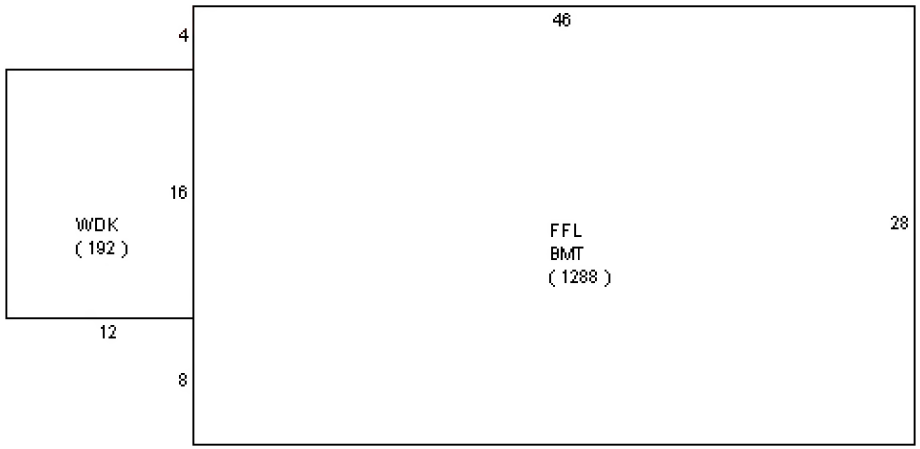
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	55.240	71,152
FFL	First Floor	1,288	130.830	168,506
WDK	Deck	192	11.430	2,195

Net Sketched Area:	2,768			Total:	241,853
Size Ad	1288	Gross Are	2768	FinArea	1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.83
Special Features:	0	Val/Su Net:	97.15
Final Total:	268900	Val/Su SzAd	208.77

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	